

EXHIBIT 5

EXHIBIT "A"
ITEMIZATION OF CLAIM

Tenant American Freight of Tallahassee - lease rejection for property at 231 N Eastern Blvd, Montgomery, AL 36117
 Re: Franchise Group, Inc. case No 24-12480 (JTD)

Filed Bankruptcy November 3, 2024

Account #0614-HO9795

Rejected as of December 18, 2024

Landlord MALCO
 C/O Aronov Realty Management, Inc.
 3500 Eastern Boulevard
 Montgomery, Alabama 36116
 (334)244-2504

MALCO
 Montgomery, AL
 Lease expiration: 12/31/2029

1 Liability arising from Debtor's failure to perform its obligation under the Lease consisting of:

Dates		Charge	Amount Due	Amount Paid	Balance
11/1/2024	11/2/2024	Base Rent 2 days	710.00		710.00
		RTX - 2024 == 307 days	3,347.18		4,057.18

TOTAL PRE-PETITION

4,057.18

2 Liability entitled to priority under 11 U.S.C. 5093 (b) (1) (A) of the Bankruptcy Code for administrative rents consisting of :

\$643.27

Dates		Charge	Amount Due	Amount Paid	Balance
11/3/2024	12/31/2024	RTX 2024 post	643.27		643.27

3 Damages arising out of the rejection of the Lease in the amount of \$131,790 representing Claimant's damages as limited by 11 U.S.C. § 502 (b) (6), which is the rent and additional rent reserved in the Lease for 12 months from the date of the petition. Tenant's Lease schedule to expire on December 31, 2029.

Date

Amount

Description

\$127,800.00

Base Rent at \$10,650 X 12 months
 = \$127,800

\$3,990.45

Real Estate Tax 12 months =
 \$3990.45

TOTAL DAMAGE CLAIM

\$131,790.45

TOTAL PRE-PETITION CLAIM

\$4,057.18

TOTAL PRIORITY CLAIM

\$643.27

TOTAL DAMAGE CLAIM

\$131,790.45

TOTAL CLAIM

\$136,490.90